

IN THE MATTER OF THE

SOUTH ADAMS COUNTY FIRE PROTECTION DISTRICT NO. 4

)  
)  
)  
)

**PETITION FOR  
INCLUSION**

The undersigned Petitioners, each being the respective fee owners of the referenced parcels listed before their signature, with all such parcels together constituting 100% of the real property described below (the "Property"), located in the County of Adams, State of Colorado, hereby respectfully petition the South Adams County Fire Protection District No. 4 (the "District"), acting by and through its Board of Directors, for the inclusion of the Property into the boundaries of the District.

The Petitioners hereby consent that the Property be included in the District and that an Order may be entered in the District Court in and for the County of Adams, State of Colorado, including said Property into the boundaries of the District, and that from and after the entry of such Order, said Property shall be liable for assessments, fees, rates or other obligations of the District.

The Petitioners represent to the District that they are the current owners of record of the respective parcels of property that make up the Property hereinafter described and that no other persons, entity or entities own an interest therein except holders of any encumbrances.

The Petitioners further represent to the District that they are simultaneously submitting a Petition for Exclusion of the Property from the Sable Altura Fire Protection District, and that the Property is capable of being served with facilities of the District.

The Petitioners also represent to the District the following:

1. That there shall be no withdrawal from this Petition after consideration by the Board of the District, nor shall further objections be filed thereto by the Petitioners.
2. That the inclusion of the Property into the District shall be subject to any and all terms and conditions established by the Board and accepted by Petitioners, and to all duly promulgated rules and regulations of the District.
3. That the Property sought to be included in the District, is described in the legal description attached hereto and incorporated herein by reference.

(Remainder of page intentionally left blank)

Petitioner/Owner: City of Commerce City  
Address: c/o Robert Sheesley, City Attorney  
7887 E. 60<sup>th</sup> Ave.  
Commerce City, CO 80022-4199  
Adams County  
Parcel #s of  
Petitioner's property: 0172328102056 and 0172328102052

**PETITIONER:**

City of Commerce City

Signed: \_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing Petition for Inclusion was acknowledged before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 2017, by \_\_\_\_\_ as \_\_\_\_\_ of  
\_\_\_\_\_, one of the Petitioners.

Witness my hand and official seal.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

(Seal)

# **EXHIBIT A**

## DESCRIPTION

SITUATED IN THE NORTHEAST 1/4, SOUTHEAST 1/4, AND SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 2 SOUTH,  
RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO.

A PARCEL OF LAND BEING ALL OF SECOND CREEK FARM FILING NO. 1; DIA TECH CENTER FILING NO. 1; DIA TECH CENTER FILING NO. 2; DIA TECH CENTER FILING NO. 4; DIA TECH CENTER FILING NO. 5; PARCELS A, B, AND C DESCRIBED AT RECEPTION NO. 2015000046918; PARCELS 2 AND 3, DESCRIBED AT RECEPTION NO. 2016000028449; AND PORTIONS OF TOWER ROAD, EAST 88TH AVENUE, EAST 81ST AVENUE, TELLURIDE STREET, AND BUCKLEY ROAD, ALL SITUATED IN THE NORTHEAST QUARTER, SOUTHEAST QUARTER, AND SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28;**

THENCE NORTH 00°28'09" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 732.15 FEET TO THE SOUTHEAST CORNER OF 81ST AVENUE AS DEDICATED BY THE PLAT OF DENVER INTERNATIONAL AIRPORT FILING NO. 1, RECORDED AT RECEPTION NO. C0291825 AND THE **POINT OF BEGINNING**;

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST 81ST AVENUE THE FOLLOWING SIX (6) COURSES:

- 1) SOUTH 89°42'53" WEST, A DISTANCE OF 770.82 FEET TO A POINT OF CURVATURE;
- 2) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 512.89 FEET, SAID CURVE HAVING A RADIUS OF 2,420.00 FEET, A CENTRAL ANGLE OF 12°08'35", AND A CHORD WHICH BEARS NORTH 84°12'50" WEST A CHORD DISTANCE OF 511.93 FEET;
- 3) NORTH 78°08'32" WEST, A DISTANCE OF 517.26 FEET TO A POINT OF CURVATURE;
- 4) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 396.39 FEET, SAID CURVE HAVING A RADIUS OF 1,870.00 FEET, A CENTRAL ANGLE OF 12°08'43", AND A CHORD WHICH BEARS NORTH 84°12'53" WEST A CHORD DISTANCE OF 395.65 FEET;
- 5) SOUTH 89°42'46" WEST, A DISTANCE OF 1,680.02 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 6) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 229.28 FEET, SAID CURVE HAVING A RADIUS OF 1,670.00 FEET, A CENTRAL ANGLE OF 07°51'59", AND A CHORD WHICH BEARS SOUTH 85°47'00" WEST A CHORD DISTANCE OF 229.10 FEET;

THENCE SOUTH 00°17'33" EAST ALONG THE EAST LINE OF SAID DIA TECH CENTER FILING NO. 5, A DISTANCE OF 921.33 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28;

THENCE SOUTH 89°42'33" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1,210.20 FEET;

THENCE NORTH 00°31'25" WEST ALONG THE WEST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 1,325.08 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28, ALSO BEING THE SOUTHWEST CORNER OF SAID PARCEL 3;

## DESCRIPTION

SITUATED IN THE NORTHEAST 1/4, SOUTHEAST 1/4, AND SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 2 SOUTH,  
RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO.

THENCE NORTH 00°31'53" WEST ALONG THE WEST LINES OF SAID PARCEL 2 AND SAID PARCEL 3, A DISTANCE OF 883.42 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 2;

THENCE NORTH 89°33'44" EAST ALONG THE NORTH LINE OF SAID PARCEL 2, A DISTANCE OF 2,650.66 FEET TO A POINT ON THE EAST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28;

THENCE NORTH 00°30'31" WEST ALONG SAID EAST LINE, A DISTANCE OF 443.42 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 28;

THENCE NORTH 00°30'30" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 28, A DISTANCE OF 2,658.97 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 28:

THENCE NORTH 89°22'01" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 28, A DISTANCE OF 2,652.89 FEET TO THE NORTHEAST CORNER OF SAID SECTION 28;

THENCE SOUTH 00°29'10" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 2,666.64 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 28;

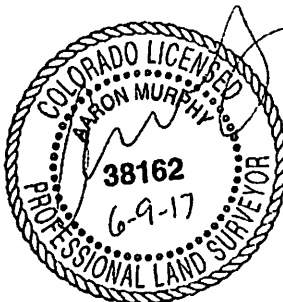
THENCE SOUTH 00°28'09" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 1,934.97 FEET TO THE **POINT OF BEGINNING.**

SAID PARCEL CONTAINS 16,461,675 SQUARE FEET OR 377.91 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN. THIS LINE BEARS NORTH 00°28'09" WEST, AS SHOWN ON THE COMMERCE CITY CONTROL DIAGRAM, DATED NOVEMBER 17, 2009.

PREPARED BY: AARON MURPHY  
PLS 38162

ON BEHALF OF: HARRIS KOCHER SMITH  
1120 LINCOLN STREET, SUITE 1000  
DENVER, CO 80203  
303.623.6300

[illegible]

# EXHIBIT

SITUATED IN THE NORTHEAST 1/4, SOUTHEAST 1/4, AND SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO.

500 0 500

SCALE: 1"=500'

MATCHLINE - SEE SHEET 4

PARCEL CONTAINS  
16,461,675 SQ. FT.  
OR 377.91 ACRES ±

E1/4 COR. SEC. 28

N LINE SE1/4 SEC 28

SW COR. NE1/4 SEC. 28

DIA TECH CENTER, LLC  
PARCEL A  
REC. NO. 2015000046918

DIA TECH CENTER, LLC  
REC. NO. 2016000026593

DIA TECH CENTER, LLC  
PARCEL B  
REC. NO. 2015000046918

DIA TECH CENTER  
FILING NO. 2

TELLURIDE ST.

DIA TECH CENTER  
FILING NO. 4

NW1/4 SW1/4 COR. SEC. 28

E LINE N1/2 SW1/4 SEC 28

L3

C2

E. 81ST AVE.

L2

C1

POINT OF  
BEGINNING

DENVER INTERNATIONAL AIRPARK  
FILING NO. 1

S1/4 COR. SEC. 28

S LINE SE1/4 SEC 28

E. 80TH AVE.

POINT OF  
COMMENCEMENT  
SE COR. SEC. 28

SEC. 27

S00°28'09"E 1934.97'  
BASIS OF BEARINGS

TOWER ROAD  
(R.O.W. VARIES)

N00°28'09"W  
732.15'

MATCHLINE - SEE SHEET 5

## NOTE:

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.  
IT IS INTENDED TO DEPICT ONLY THE ATTACHED LEGAL DESCRIPTION.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

FILED IN PLAT 170517 COUNTY OF ADAMS, COLORADO  
RECORDED FOR DEEDS AT 12:30 P.M. BY COUNTY CLERK

ISSUE DATE: 06-06-17 PROJECT #: 170517

DATE	REVISION COMMENTS
06-09-17	ATTORNEY COMMENTS

EXHIBIT

SOUTH ADAMS COUNTY  
FIRE PROTECTION  
DISTRICT INCLUSION

**HKS** HARRIS  
KOCHER  
SMITH  
1120 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
P: 303.623.6300 F: 303.623.6311  
HarrisKocherSmith.com

CHKD BY: AM  
DRAWN BY: OH

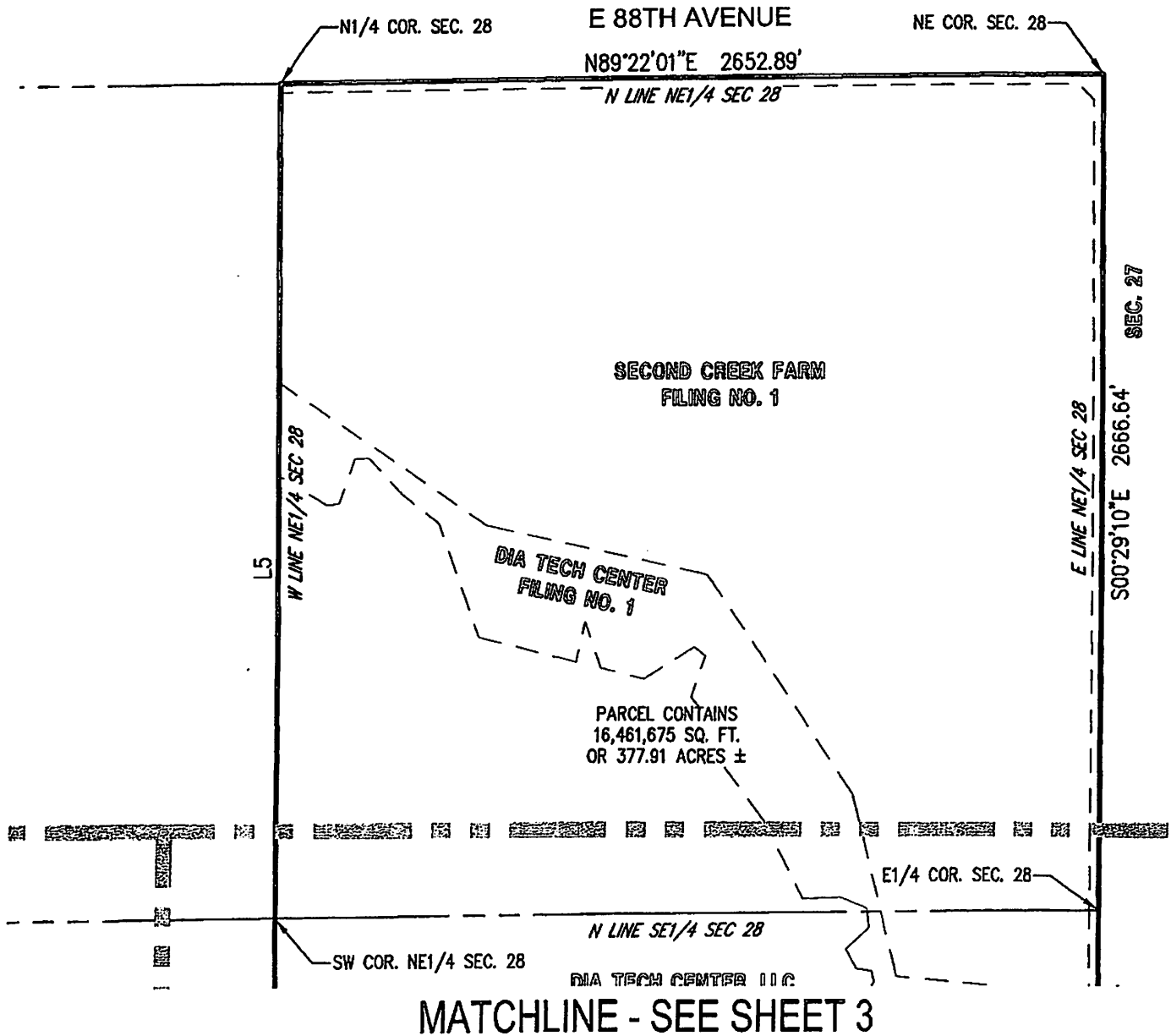
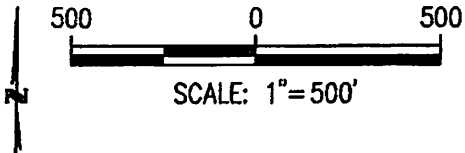
SHEET NO

3

3 OF 6

# EXHIBIT

SITUATED IN THE NORTHEAST 1/4, SOUTHEAST 1/4, AND SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO.



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REVISION: P. VICKI/SURVEY/STATION-BUILDING LAYOUT DPO  
PLANNED FOR 06/01/17 12:30:27 BY: DANNY KILLEY

ISSUE DATE:	PROJECT #:
06-06-17	170517
DATE	REVISION COMMENTS
06-09-17	ATTORNEY COMMENTS

EXHIBIT

SOUTH ADAMS COUNTY  
FIRE PROTECTION  
DISTRICT INCLUSION

**HKS** HARRIS KOCHER SMITH  
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CHKD BY: AM  
DRAWN BY: DH

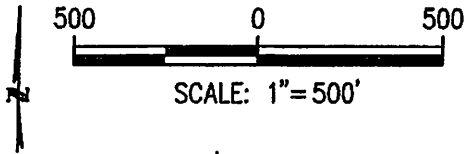
SHEET NO.

4

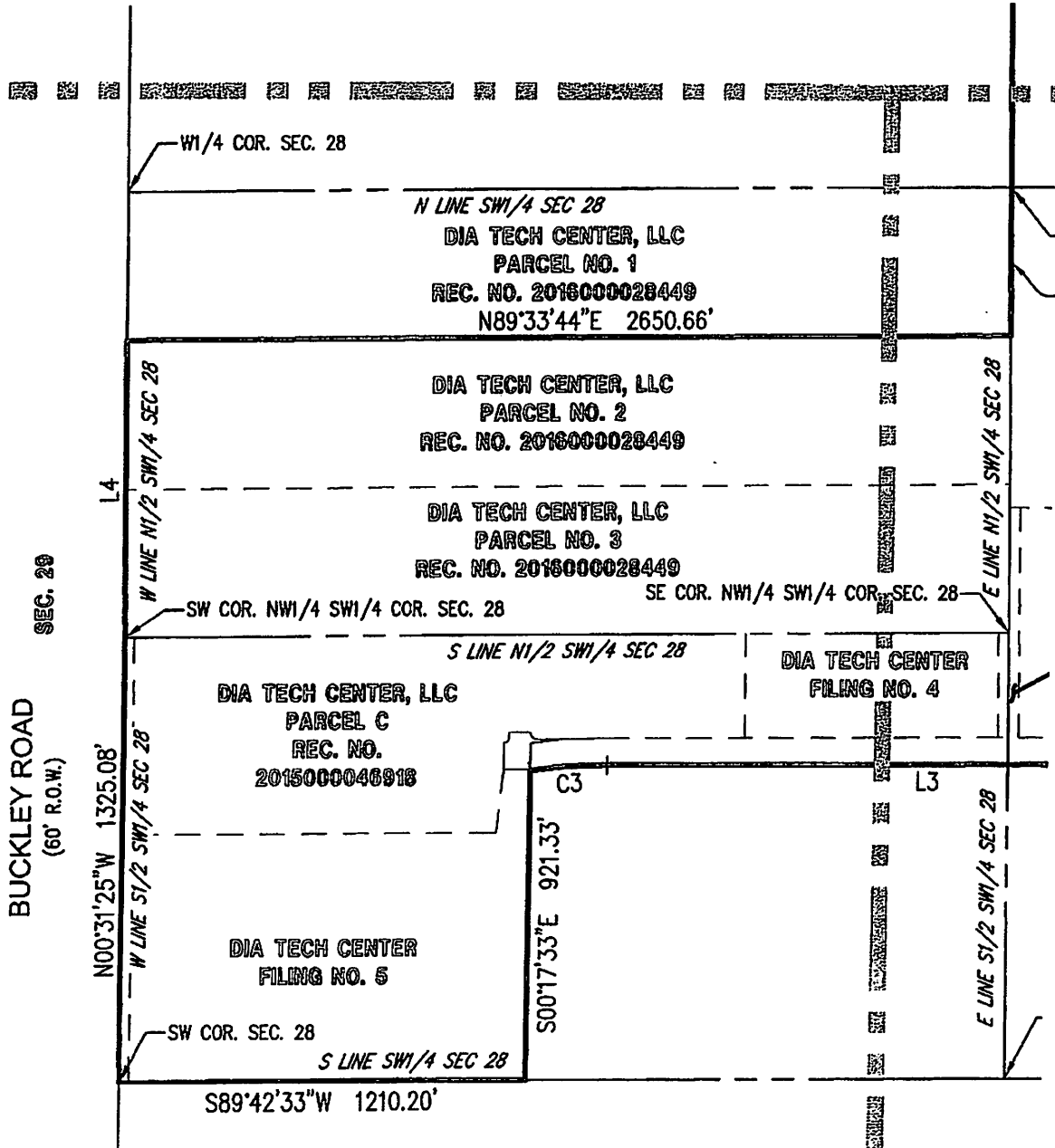
4 OF 6

# EXHIBIT

SITUATED IN THE NORTHEAST 1/4, SOUTHEAST 1/4, AND SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO.



MATCHLINE - SEE SHEET 4



MATCHLINE - SEE SHEET 3

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ISSUE DATE: 05-05-17 PROJECT #: 170517

DATE	REVISION COMMENTS
05-09-17	

EXHIBIT

SOUTH ADAMS COUNTY  
FIRE PROTECTION  
DISTRICT INSULSION

**HKS** HARRIS KOCHER SMITH  
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P: 303.623.6300 F: 303.623.6311  
HarrisKocherSmith.com

CHKD BY: AM  
DRAWN BY: DH

SHEET NO.

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1 of 1



## LINE/CURVE TABLES

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°42'53"W	770.82'
L2	N78°08'32"W	517.26'
L3	S89°42'46"W	1680.02'
L4	N00°31'53"W	883.42'
L5	N00°30'30"W	2658.97'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	2420.00'	12°08'35"	512.89'	N84°12'50"W	511.93'
C2	1870.00'	12°08'43"	396.39'	N84°12'53"W	395.65'
C3	1670.00'	7°51'59"	229.28'	S85°47'00"W	229.10'

FILED IN: P:\JOSH\JERRY\JOSH-BASEDING LAYERS TABLE  
DO NOT  
DISCLOSE FOR OS/AS/12-30-17 BY QUANT RALPH

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

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